



Department of Development Services
Planning Division
Meeting Minutes of the
Planning & Zoning Commission
(Approved)

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, OCTOBER 13, 2009

Commissioners Present

Sandra Bobowski
Temple Shannon
John Lupo, Jr.
David Blatt
Edwin Vargas, Jr.
Fran Reale

Staff Present

Roger J. O'Brien
Kim Holden
Don Chapman
Jonathan Mullen
Jillian Hockenberry

Commissioners Absent

David Jorgensen, Alternate
Gerry Pleasant, Alternate

Chairperson Bobowski called the meeting to order.

I. Minutes – September 8, 2009, September 22, 2009

On motion made by Commissioner Lupo, Jr., the minutes of September 8, 2009 were approved with minor changes. All Commissioners voted in favor.

On a motion made by Commissioner Blatt, and seconded by Commissioner Lupo, Jr., the minutes of September 22, 2009 were approved. All Commissioners voted in favor.

II. Public Hearing

Chairperson Bobowski opened the public hearing. Mr. Roger O'Brien read the legal notice.

A. 860 Maple Avenue – Special Permit for the sale of liquor in a B-4 district.
Applicant-Gerardo Ponce.

Principal Planner Don Chapman presented the application and answered the Commissioners questions.

Mr. O'Brien stated that 89 Arch Street and 166-168 Franklin Avenue would not be going forward due to incomplete applications.

Commissioner Bobowski closed the public hearing.

III. Regular Meeting

a. Consideration of Public Hearing Items

The Commission considered the following items from the public hearing:

- i. 860 Maple Avenue** - Special Permit for the sale of liquor in a B-4 district.
Applicant-Gerardo Ponce.

On a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Vargas, Jr., the following resolution was approved:

WHEREAS: The Planning and Zoning Commission has received a Special Permit Application to serve liquor at a restaurant at 860 Maple Avenue and,

WHEREAS: The sale of liquor is conditionally permitted in the B-4 Zoning District and,

WHEREAS: The proposed plan meets all applicable zoning regulations except that the site plan shows parking forward of the building line and lacks landscaping; Now, Therefore Be It

RESOLVED: The Planning and Zoning Commission approves the Special Permit Application for Gerardo Ponce to operate a family restaurant with incidental liquor sales at 860 Maple Avenue with the following conditions:

1. Remove all asphalt and parking forward of the building line.
2. Landscaping be added to the surface parking area.
3. Move wheel stops to reflect parking.
4. Relocate the designated handicapped parking space to the first parking space to the left of the restaurant's entrance.
5. A bond shall be posted in the amount of the proposed landscape improvements. The applicant shall have until June 1, 2010 to complete the asphalt removal and required landscaping. Therefore Be It

RESOLVED: This 13th Day of October 2009.

All Commissioners voted in favor of the motion.

- ii. **815-817 Wethersfield Avenue-** Special Permit- Construction of a twenty-four unit residential housing building and associated parking in a residential district. B-4 and R-6 districts. Applicant- Cardinal Realty

On a motion made by Lupo, Jr., and seconded by Commissioner Blatt, the application was taken off the table for further discussion.

A continued discussion occurred amongst the Commissioners regarding fencing between the property and the neighbors and posting a maintenance bond as conditions of approval.

Discussion occurred amongst the Commissioners regarding their concerns for how restrictive the home will be to the residents in making sure that it will only be veterans living there. Mr. O'Brien stated that because this is a special permit, the conditions of approval go with the applicant. Therefore if the approved use is violated, then the permit can always become expired.

Commissioner Reale asked whether the phrase "VFW" located within the title of the plans had anything to do with who was funding the project, and if so, whether that would restrict non war veterans from living in the residential units.

After referring to the September 8, 2009 minutes, the testimony was that the applicant would be working with the VFW for sponsorship rather than full endorsement of the project. This therefore inferred that the proposal would not restrict non war veterans from living in the residential units.

On a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Shannon, the following resolution was approved:

WHEREAS, The Planning and Zoning Commission has reviewed the application for site plan approval and a special permit for parking for the property located at 815-817 Wethersfield Avenue; and

WHEREAS, The proposal is consistent with the zoning regulations and the character of the surrounding area; and

WHEREAS, The proposed evergreen landscaping effectively screens the parking lot from the adjacent residential properties; and

WHEREAS, Parking is adequate for the population intended to occupy the building; Now Therefore Be It

RESOLVED: The City of Hartford Planning and Zoning Commission hereby approves the site plan and the special permit for 815-817 Wethersfield Avenue as per the plan titled "Proposed VFW Housing" prepared by Kemper Associates Architects, 790

Farmington Avenue, Farmington, CT 06032 dated July 21, 2009,
with the following conditions:

1. The eastern-facing windows on the first floor unit at the northeast corner of the property shall be the same size as those on the second and third floor units directly above it; and
2. A drainage plan demonstrating 0% runoff be submitted; and
3. A six (6) foot fence be erected one (1) foot inside the property line along the sides and rear of the property, in addition to the proposed evergreen screening; and
4. An annual performance bond be posted in an amount to be determined by the Town Planner for maintenance of the open space; and Be It Further

RESOLVED: That the Director of Planning is authorized to approve the revised plan consistent with this resolution.

RESOLVED: This thirteenth day of October, 2009.

All Commissioners voted in favor of the motion.

IV. Discussion of Public Engagement Process of One City One Plan, POCD 2020.

Mr. O'Brien described the preliminary process of the plan and distributed the pamphlets that will be provided for the public participation process. He discussed the schedule of events for the themed panels and public participation process. The five themes that are captured throughout the plan and how One City One Plan, POCD 2020 includes elements from all types of plans proposed by different stakeholders were described as well.

V. Adjournment

Meeting adjourned.

Respectfully submitted,

Roger J. O'Brien, Secretary/Director

